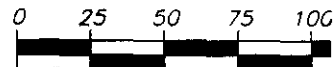


OWNER/DEVELOPER
SOUTH BAY, LLC
P.O. BOX 282
DONNELSVILLE, OHIO 45319

Instrument
200500027938

R/W PLANS: CLARK CO. S.H. (I.C.H.) 196-SEC. "R" S 84°34'04" E, 13.95' H Section 8 615.84' CLARK CO. GPS MON 12
State Route 41 (Springfield-Troy Pike)

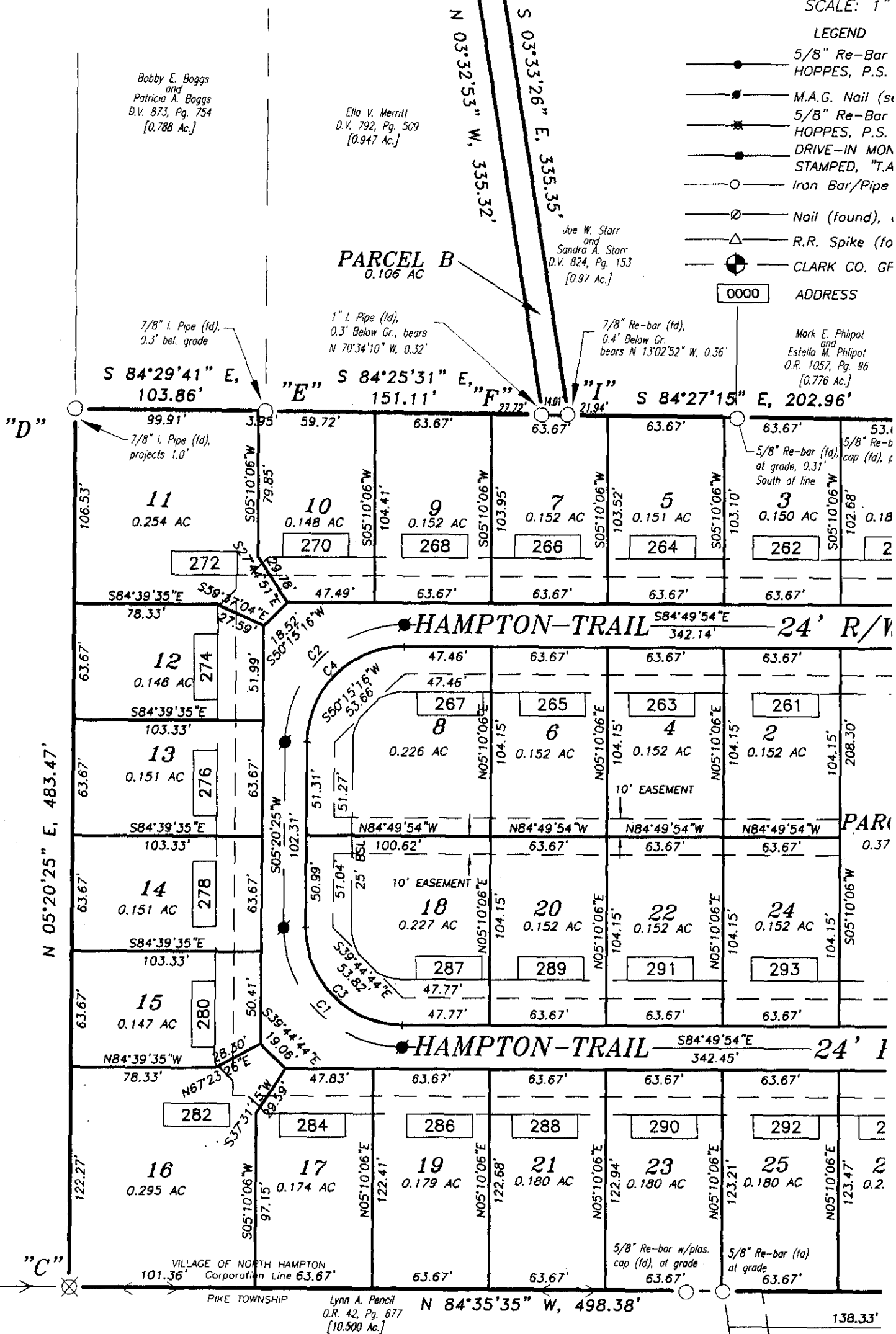
ENGINEER/SUR
HOPPE ENGINEERING AND SUR
1533 MOOREFIELD
SPRINGFIELD, OHIO



SCALE: 1"

LEGEND

- 5/8" Re-Bar HOPPE, P.S.
- M.A.G. Nail (stamped, "T.A")
- 5/8" Re-Bar HOPPE, P.S.
- DRIVE-IN MON STAMPED, "T.A"
- Iron Bar/Pipe
- Nail (found)
- R.R. Spike (found)
- CLARK CO. GPS MON 12
- 0000 ADDRESS

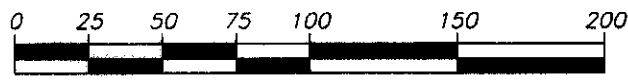


CLARK CO. "G" 13.95"H Section 8 615.84' CLARK CO. GPS MON 12
-SEC. "R". S 84°34'04" E, 13.95' H
te Route 41 (Springfield-Troy Pike)

ENGINEER/SURVEYOR
HOPPES ENGINEERING AND SURVEYING COMPANY
1533 MOOREFIELD ROAD
SPRINGFIELD, OHIO 45503

26 LOTS ~ 5.623 AC.
0.576 AC. ~ R/W
5.047 AC. ~ LOTS

Instrument
200500027938

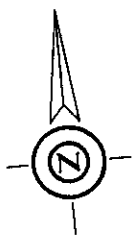


SCALE: 1" = 50'

LEGEND

- 5/8" Re-Bar (set) W/Plastic cap stamped, "T.A. HOPPES, P.S. 6352" at grade.
- M.A.G. Nail (set)
- 5/8" Re-Bar (fd) W/Plastic cap stamped, "T.A. HOPPES, P.S. 6352" at grade.
- DRIVE-IN MONUMENT (FD) W/3-1/4" DIA. MTL. CAP STAMPED, "T.A. HOPPES, P.S. 6352, BOUNDARY MARKER", AT GRADE.
- Iron Bar/Pipe (found), as noted.
- Nail (found), as noted.
- R.R. Spike (found), as noted.
- CLARK CO. GPS MONUMENT

0000 ADDRESS



- NOTES.
1. LG
 2. CL
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 3. BE
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 4. B/
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 8. ALL
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 9. PAR
EN
 10. PAR
TO
 11. DEC
TRAI
REC
 12. ALL
AP
- CURV
C1
C2
C3
C4

5/8" Re-bar (fd)
0.4' Below grade
28.82' off corner

Pipe (fd),
grade

Ella V. Merrill
J.V. 792, Pg. 509
[0.947 Ac.]

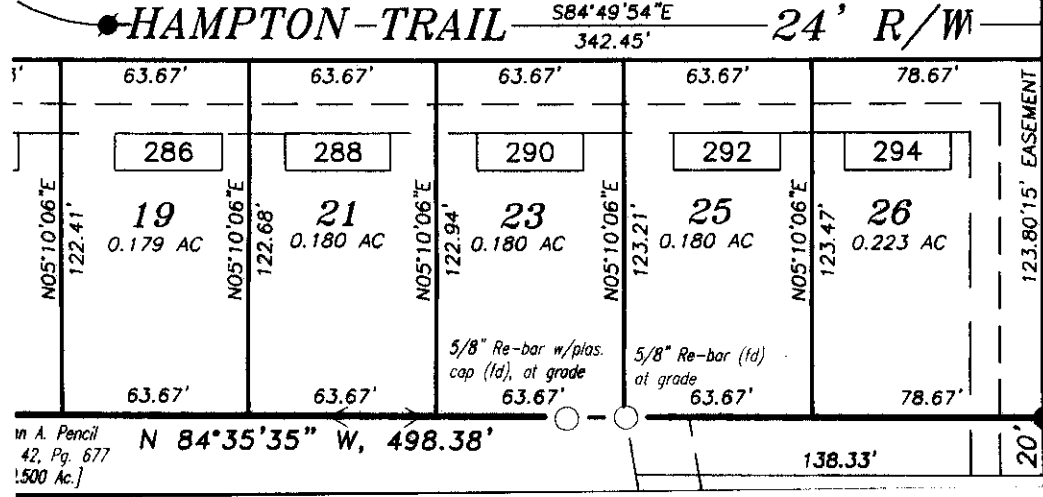
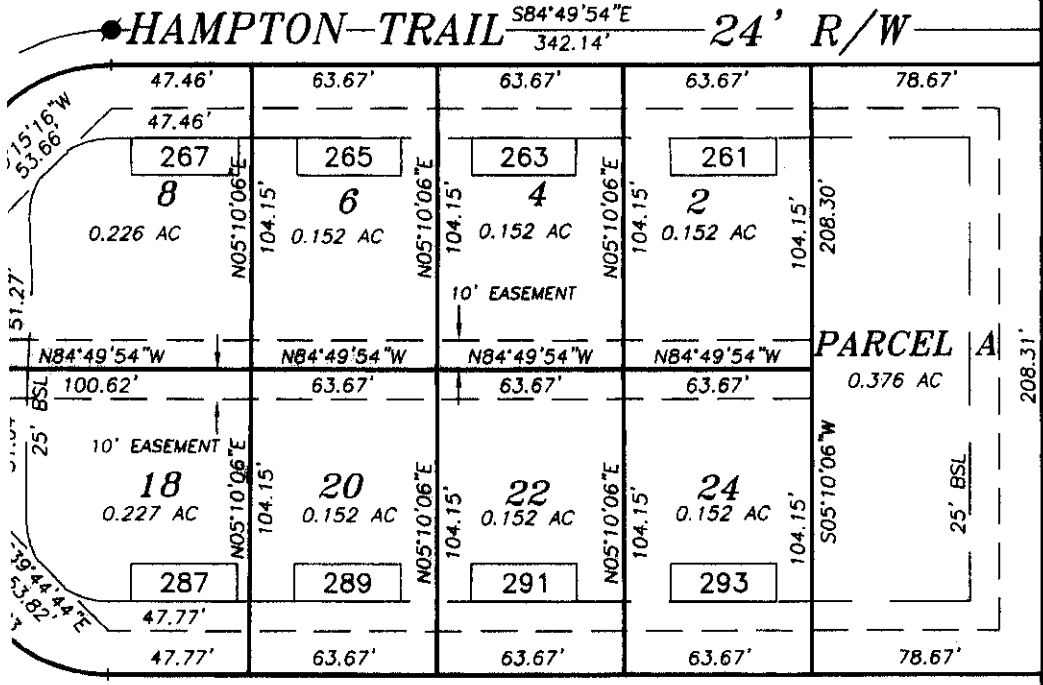
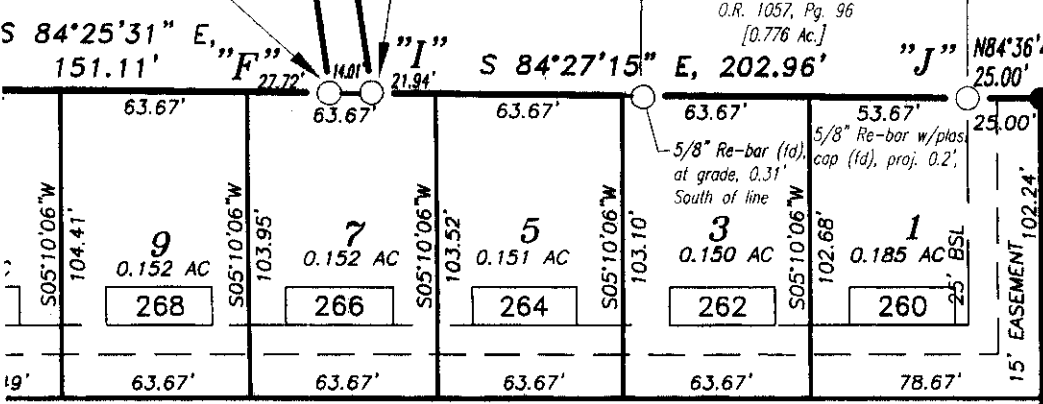
PARCEL B
0.106 AC

Joe W. Starr
and
Sandra A. Starr
D.V. 824, Pg. 153
[0.97 Ac.]

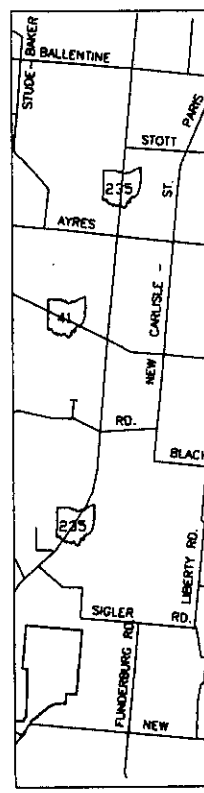
7/8" Re-bar (fd),
0.4' Below Gr.
bears N 13°02'52" W, 0.36'

Mark E. Philpot
and
Estelle M. Philpot
O.R. 1057, Pg. 96
[0.776 Ac.]

1. Pipe (fd),
3' Below Gr., bears
70°34'10" W, 0.32'



200500027938
Filed for Record in
CLARK COUNTY, OH
NANCY PENCE
12-05-2005 At 10:21 am.
PLAT 86.40
BK 18 pg 104
1 of 2



In A. Pencil
42, Pg. 677
[1.500 Ac.]

RECORD PLAN
HAMPTON TRAIL VILLAS

PT. SECTION 8, T-3, R-10, B.M.R.S.

VILLAGE OF NORTH HAMPTON

CLARK COUNTY, OHIO

NOVEMBER 30, 2005

HAMPTON TRAIL VILLAS

LOTS 1 thru 26
PARCELS A & B

BOOK 18 PG 104
pg 1 of 2

NOTES:

1. LOTS ARE NUMBERED 1-26, INCLUSIVE.
2. CURRENT SETBACKS:
FRONT SETBACK = 25 FEET
SIDE SETBACK = 9 FEET
REAR SETBACK = 20 FEET
3. BENCHMARK:
T.B.M. #1 - TOP OF MAG NAIL SET IN WEST SIDE OF POWER POLE WITH "5 MPH" SIGN ON WEST SIDE OF GRAVEL LANE BEHIND PROPOSED UNIT 7. ELEVATION = 1091.46
T.B.M. #2 - TOP OF 5/8" RE-BAR AT PLAT CORNER 42'± SOUTH OF UNIT 23 AND UNIT 25. ELEVATION = 1090.69
T.B.M. #3 - TOP OF CASTING EXISTING SANITARY MANHOLE 11. ELEVATION = 1070.51
4. BASIS OF BEARINGS IS GRID NORTH OHIO STATE PLANE COORDINATE SYSTEM, BASED ON CLARK COUNTY G.P.S. MONUMENTS "CLARK 12" AND "CLARK 12 AZ".
5. BRACKETS " [] " INDICATE DEED OR PLAT CALL.
6. ALL LOT CORNERS SHALL BE MARKED WITH A 5/8" RE-BAR W/ PLASTIC CAP STAMPED "T.A. HOPPE'S P.S. 6352", AT GRADE UNLESS OTHERWISE NOTED.
7. ALL EASEMENTS ALONG PROPOSED RIGHTS-OF-WAY ARE 15' IN WIDTH.
8. ALL BUILDING SETBACK LINES ALONG PROPOSED RIGHTS-OF-WAY ARE 25' IN WIDTH.
9. PARCEL A IS NOT A BUILDING PARCEL & SHALL BE COVERED ENTIRELY BY EASEMENT.
10. PARCEL B IS NOT A SEPARATE BUILDING PARCEL & SHALL BE ATTACHED TO AN ADJOINING PARCEL.
11. DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS FOR HAMPTON TRAIL VILLAS RECORDED IN O.R.V. 1755 P. 447-76 OF THE OFFICIAL RECORDS OF CLARK COUNTY, OHIO.
12. ALL CONSTRUCTION WILL BE PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS.

CLARK COUNTY RECORDER
L.I.S.
DEC 05 2005

- ☐ LEGAL DESCRIPTION
☐ SURVEY PLAT/LOT SPLIT
☒ SUBDIVISION/ANNEXATION

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	65.00	90°10'19"	102.30	92.06	S39°44'44"E
C2	65.00	89°49'41"	101.91	91.79	S50°15'16"W
C3	53.00	90°10'19"	83.41	75.07	S39°44'44"E
C4	53.00	89°49'41"	83.09	74.84	S50°15'16"W

200500027938
Filed for Record in
CLARK COUNTY, OH
NANCY PENCE
12-05-2005 At 10:21 a.m.
PLAT 86.40

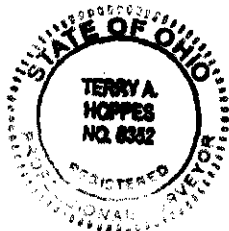
BK 18 PG 104

1 of 2

FILED
CLARK COUNTY AUDITOR

DEC 5 2005

GEORGE A. SODDERS
AUDITOR



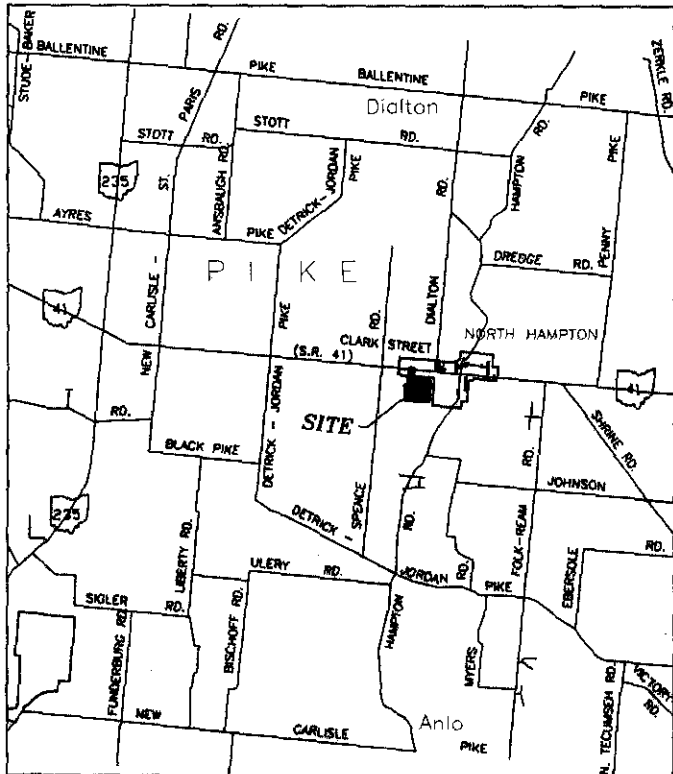
DESCRIPTION

SITUATE IN THE STATE OF OHIO, COUNTY OF CLARK, AND WITHIN THE VILLAGE LIMITS OF NORTH HAMPTON, AND BEING A PART OF SECTION 8, TOWN 3, RANGE 10, BETWEEN THE MIAMI RIVERS SURVEY, AND BEING FURTHER DESCRIBED AS FOLLOWS: BEING A SUBDIVISION OF 5.623 ACRES AND BEING ALL THE LAND CONTAINED WITHIN THE BOUNDARIES SHOWN AS A.B.C.D.E.F.G.H.I.J. AND A, AND BEING PART OF THE LAND DESCRIBED IN DEED TO SOUTH BAY, LLC FROM E. JEFFREY HORNE & WALLACE L. SOTHARD, DATED DECEMBER 31, 2003 AND RECORDED IN VOLUME 1663, PAGE 1924 OF THE OFFICIAL RECORDS OF CLARK COUNTY, OHIO. ALSO BEING A RE-PLAT OF ALL OF LOT 1 OF DONNELLS CREEK FARM SECTION ONE-A RECORDED IN PLAT BOOK 18 PG. 76 OF THE PLAT RECORDS OF CLARK COUNTY OHIO.

SURVEYOR

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAT REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN OCTOBER 2005 AND THAT ALL MARKERS ARE CORRECTLY SHOWN AS TO MATERIAL AND LOCATION.

TERRY A. HOPPE P.S. 6352



KEY MAP

ACKNOWLEDGMENT

WE, THE UNDERSIGNED BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LAND PLATTED HEREIN, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DEDICATE THE STREETS AS SHOWN HEREON, COMPRISING A TOTAL OF 2.453 ACRES, TO THE PUBLIC USE FOREVER. EASEMENTS SHALL BE OF SUCH SIZE AND WIDTH AS SHOWN ON THE PLAT MAP AND ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, SEWER, ELECTRIC, TELEPHONE, STORM DRAINAGE SWALES, OR OTHER UTILITY LINES OR SERVICE, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

IN ADDITION TO THE EASEMENTS SHOWN, THERE SHALL BE AN EASEMENT RESERVED FOR A DISTANCE OF ONE FOOT AROUND EACH PLAT CORNER, LOT CORNER, OR POINT OF CURVATURE SHOWN ON THIS PLAT UPON WHICH ANY SURVEY BOUNDARY MARKER IS INDICATED AS FOUND OR SET. NO ELECTRIC, TELEPHONE, GAS CABLE TV, OR OTHER UNDERGROUND CABLE, TRANSFORMER, PEDESTAL, POLE, OR OTHER FIXTURE MAY BE INSTALLED WITHIN SUCH EASEMENT. THE PURPOSE OF SAID EASEMENT IS TO PROTECT ANY SUCH UNDERGROUND UTILITY INSTALLED WITHIN THIS PLAT AND TO PREVENT INJURY TO PERSONNEL ENGAGED IN THE SETTING OF SUCH SURVEY BOUNDARY MARKERS AT THESE LOCATIONS.

SOUTH BAY, LLC:

Amanda Pennington 12-1-05
DATE

RJL, MEMBER 12/1/05
RICHARD J. SEIDER, MEMBER DATE

Michael L. Bailey 12-1-05
WITNESS (PRINT NAME BELOW) DATE

Michael L. Bailey

NOTARY PUBLIC
STATE OF OHIO S.S.

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID STATE, PERSONALLY APPEARED THE ABOVE-NAMED SOUTH BAY, LLC, BY RICHARD J. SEIDER, MEMBER, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THE FREE ACT AND DEED OF HIM PERSONALLY AND AS SUCH OFFICER.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT SPRINGFIELD, OHIO THIS 1st DAY OF December, 2005

Amanda Pennington
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO
MY COMMISSION EXPIRES 6-2-08



AMANDA PENNINGTON
NOTARY PUBLIC, STATE OF OHIO
COMMISSION EXPIRES 6-2-08

APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE VILLAGE OF NORTH HAMPTON ON 11-13-05. THIS APPROVAL BECOMES VOID UNLESS THIS PLAT IS FILED FOR RECORDING WITHIN TWO (2) CALENDAR YEARS OF THIS APPROVAL.

CERTIFIED

Emily Harrod Peggy Young
Larry Ryan Jim Donnelly

ACCEPTANCE

DEDICATION OF THE LAND SHOWN ON THIS PLAT FOR ROADS, STREETS OR OTHER PUBLIC PURPOSES IS HEREBY ACCEPTED AS OF 12-1-05.

MAYOR VILLAGE OF NORTH HAMPTON

Keith A. Ball

COUNTY AUDITOR

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT WAS TRANSFERRED ON 12-5-05.

Ganga A. Sathya JET
CLARK COUNTY AUDITOR

COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING ON 12-5-05, AND WAS RECORDED ON 12-5-05, IN VOLUME 18 PAGE 104, OF THE PLAT RECORDS OF COUNTY, OHIO.

FEE: 86.40

Nancy Pence
CLARK COUNTY RECORDER

Judy Webb, deputy

200500027938
Filed for Record in
CLARK COUNTY, OH
NANCY PENCE
12-05-2005 At 10:21 am.
PLAT 86.40

BK 18 Pg 104
2062

PROTECTIVE COVENANTS AND RESTRICTIONS
HAMPTON TRAIL VILLAS

HAMPTON TRAIL VILLAS

LOTS 1 thru 26
PARCELS A & B

BOOK 18 PG 104
PAGE 2 OF 2

FILED
CLARK COUNTY AUDITOR
DEC 5 2005
GEORGE A. SODDERS
AUDITOR